



Department of Planning and Community Development

Development Review Division

Major Projects' Report

Neighborhood:

Education Hill

Project: *Anders Charles & Anneliese*

Project Detail

Proposed Accessory Dwelling Unit. Approved by Technical Committee. Anticipate construction this Summer.

Location:

15809 NE 114th Court

Status: **Approved**

Staff: Asma Jeelani

Phone: (425) 556-2443

E-mail: ajeelani@redmond.gov

File No:

L050015

Applicant: Charles & Anneliese Anders

(206) 883-8976

Neighborhood:

Education Hill

Project: *Applebee Erik*

Project Detail

Proposed Accessory Dwelling Unit. Additional information requested. Anticipate response this spring.

Location:

16732 NE 103rd Place

Status: **Under Review**

Staff: Asma Jeelani

Phone: (425) 556-2443

E-mail: ajeelani@redmond.gov

File No:

L040414

Applicant: Erik Applebee

(425) 750-4342

Neighborhood: Education Hill
Project: *Avondale and 116th Street Retail Center*

Location:
SW corner of Avondale
and NE 116th Street

Status: In Construction

Staff: Steven Fischer
Phone: (425) 556-2432
E-mail: sfischer@redmond.gov

File No:
L030064

Applicant: Russ Keithley
(425) 369-0440
Langley Avondale LLC

Project Detail

The construction of a mixed use retail development of approximately 38,955 square feet; retail use at 11,730 square feet, and grocery at 27,225 square feet. The City issued a SEPA determination on this project in April 2003 and project approval on May 29, 2003. Construction drawings are approved. Site construction has begun. Building permit issued for the retail building. Plans submitted for the Larry's Market. Anticipate construction to begin this spring

Neighborhood: Education Hill
Project: *Avondale Estates/CamWest PRD*

Location:
11035 183rd Avenue NE

Status: Under Review

Staff: Geoffrey Thomas, PWS, AICP
Phone: (425) 556-2445
E-mail: gthomas@redmond.gov

File No:
L040011

Applicant: John Harkness
(425) 825-1955
CamWest

Project Detail

Subdivide 17.1 acres into 90 lots for single-family residences and associated infrastructure. The proposal is a planned residential development. The following are the applicable files: L040010, L040011, and L040012. The proposal has been reviewed by the Technical Committee, and a request for additional information was issued to the applicant in February 2004. The applicant has submitted revisions and a response. Neighborhood meeting to be arranged. Access is an issue with neighbors. Technical Committee has resolved additional information issues. Hearing before Hearing Examiner scheduled for May.

Neighborhood: Education Hill
Project: *Basra Short Plat*

Location:
170th Ave. NE & NE
88th St.

Status: Under Review

Staff: Amy Tarce, AICP
Phone: (425) 556-2470
E-mail: atarce@redmond.gov

File No:
L050050

Applicant: Jagpal Basra
(206) 235-9000

Project Detail

5-lot short plat. Technical Committee has requested additional information. Neighbors have expressed concern for infrastructure impacts and tree preservation.

Neighborhood:

Education Hill

Location:

8512 166 Avenue NE

File No:

PPL -01-001

Project: *Central Park Preliminary Plat***Status:** **Approved****Staff:** Steven Fischer**Phone:** (425) 556-2432**E-mail:** sfischer@redmond.gov**Applicant:** Lakeville Construction

(425) 453-8388

Project Detail

The division of a 4.6-acre site into 20 single-family lots. This project is currently under review by the Technical Committee. This application most recently made a submission of additional information on November 12, 2002. Staff has requested and received amendments to bring the proposal into conformance with development regulations. The City reviewed the environmental documents and issued a SEPA Determination of Non-Significance on April 18, 2003. A public hearing for this project was held on July 21, 2003. The Hearing Examiner approved this project. Construction drawings are approved. Awaiting the start of construction.

Neighborhood:

Education Hill

Location:

NE 103rd St., west of
161st Ave. NE

File No:

SPL -00-004

Project: *Hammond Short Plat***Status:** **In Construction****Staff:** Cathy Beam, AICP**Phone:** (425) 556-2429**E-mail:** cbeam@redmond.gov**Applicant:** Phil Hammond

(425) 333-6447

Hammond Development

Project Detail

This is a nine-lot, single-family detached subdivision on 3.76 acres. The site has wetlands, a stream, and steep slopes. Development is limited to approximately 1.5 acres. The Technical Committee originally approved only eight lots. The Technical Committee has since revised its conditions of approval for nine lots. Plat construction drawings under review. Applicant proceeding very slowly due to change of engineers. Civil drawing review complete. Site construction is underway.

Neighborhood:

Education Hill

Location:

9551 Avondale Road

File No:

SPR -01-001

Project: *Patterson Park -- Habitat for Humanity***Status:** **In Construction****Staff:** Steven Fischer**Phone:** (425) 556-2432**E-mail:** sfischer@redmond.gov**Applicant:** Tom Donnelly

(206) 522-9788

Project Detail

The creation of 24 affordable townhouse units on a 1.39 acre parcel. This parcel is part of the former Coast Guard site. Application is under review by the Technical Committee and the Design Review Board. Site plan and construction drawing approval has been granted. Construction is currently underway.

Neighborhood: **Project:** *Perrigo Heights*

Education Hill

Location:

*East of Lookout Ridge,
east of 97th Wy.*

Status: *Under Review*

Staff: Geoffrey Thomas, PWS, AICP

Phone: (425) 556-2445

E-mail: gthomas@redmond.gov

File No:

PPL -97-007

Applicant: John Harkness

(425) 825-1955

CamWest

Project Detail

A 39-lot clustered subdivision on 20.4 acres located east of Lookout Ridge, east of NE 97th Way, between 174th and 175th Courts NE. The Technical Committee reviewed the most recent response to the City's request for additional information in February 2004. An environmental determination under the State Environmental Policy Act was appealed. Hearing Examiner has denied the appeal and approved the plat. City Council approved the SAO exception for the sewer line. Civil plans have been submitted and the first review is complete. Awaiting a resubmittal.

Neighborhood: **Project:** *Rainsong Condominiums*

Education Hill

Location:

*South & East of
Intersection of 91st &
Red-Wood Rd*

Status: *Approved*

Staff: Amy Tarce, AICP

Phone: (425) 556-2470

E-mail: atarce@redmond.gov

File No:

SPR -99-003

Applicant: Michael Shurlein

(425) 562-9496

Project Detail

The proposal is for 25 townhomes. Access to the new units is provided by a road leading upslope from Redmond-Woodinville Road. The new units will be townhome style condominiums with below level garages. Significant landscaping and other site improvements. Project was approved August 2000. City still anticipating submittal of construction drawings. In July 2001 project was granted a one-year extension to submit construction drawings. Another one-year extension was granted in July 2002. Project not yet built. Applicant has revised the project and submitted a new application. Project has been approved. Awaiting submittal of construction drawings.

Neighborhood: **Project:** *Redmond Park Townhomes*

Education Hill

Location:

16511 NE 91st Street

Status: *Under Review*

Staff: Steven Fischer

Phone: (425) 556-2432

E-mail: sfischer@redmond.gov

File No:

L040098

Applicant: Grant Gillies

(425) 392-8055

Project Detail

A 26-unit townhouse project. The vacation of a 16-foot wide and 85-foot long portion of NE 91st Street for the placement of a private storm drainage detention/wet vault as part of the Redmond Park Townhomes project formally known as the 91st Street Condominiums. The City is still waiting for the property to be appraised prior to completing the vacation. An application for an SAO exception for water and sewer in a steep slope has been filed.

Neighborhood: **Project:** *Stegen Short Plat*

Education Hill

Location:

17257 NE 116th Street

Status: **Approved**

Staff: Geoffrey Thomas, PWS, AICP

Phone: (425) 556-2445

E-mail: gthomas@redmond.gov

File No:

L030204

Applicant: Gilbert Stegen

Project Detail

Short subdivide 2.28 acres into 9 lots for single-family residential dwellings and construct associated infrastructure. The Technical Committee has approved the short plat. Several appeals from area residents have been filed. Anticipate going to Hearing Examiner in April.

Neighborhood: **Project:** *Stewart Short Plat*

Education Hill

Location:

17249 NE 116th Street

Status: **Under Review**

Staff: Geoffrey Thomas, PWS, AICP

Phone: (425) 556-2445

E-mail: gthomas@redmond.gov

File No:

L030165

Applicant: James Stewart

Project Detail

Short subdivision of approximately 2.28 acres into 7 lots for single-family residences and associated infrastructure. The Technical Committee requested additional information. A response is anticipated this spring. Anticipate similar appeal issues to those for the Stegan Short Plat. Hearings will be combined.

Neighborhood: **Project:** *Towne Pointe Apartments*

Education Hill

Location:

8700 Block Redmond-Woodinville Road

Status: **Approved**

Staff: Gibran Hashmi

Phone: (425) 556-2443

E-mail: ghashmi@redmond.gov

File No:

SPR -99-033

Applicant: Frazer Investments LLC

(425) 451-4084

Frazer Investments LLC

Project Detail

Construction of a 20-unit multi-family residential structure with below-level and surface parking. Project has received Design Review Board approval. Project was approved by the City of Redmond Technical Committee on March 13, 2002. Construction drawings currently under review.

Neighborhood:

Education Hill

Project: *Weigum Kenneth & Laureen***Project Detail**

Accessory Dwelling Unit proposal for an accessory building at the rear of the existing home. Project approved. Anticipate construction this spring.

Location:

11420 159th Ave NE

Status: **Approved****Staff:** Asma Jeelani**Phone:** (425) 556-2443**E-mail:** ajeelani@redmond.gov**File No:**

L050058

Applicant: Kenneth & Laureen Weigum

(425) 883-8780

Neighborhood:

Education Hill

Project: *Woodrun Townhomes Plat***Project Detail**

Entitlement for the project is complete. The applicant is now proposing to subdivide the property so that each townhome will be on its own lot. Additional information has been requested.

Location:

9525 180th Avenue NE

Status: **Under Review****Staff:** Steven Fischer**Phone:** (425) 556-2432**E-mail:** sfischer@redmond.gov**File No:**

L040349

Applicant: Lee Johnson

(206) 328-7501